

**Program Administrator Report
Triumph Gulf Coast Board Meeting
June 13, 2025**

The Triumph Gulf Coast staff continues regular work with grantees on the implementation of 61 active projects, with an additional 15 projects closed, totaling over \$690,000,000 in grants executed. Staff monitors and reviews projects for compliance and processes requests for funds on an ongoing basis, and continues to work with applicants and potential applicants, to review pre-applications, applications and to negotiate agreements.

Triumph staff regularly participates with the region's economic developers in meetings and at site visits with prospective companies and continues to meet regularly with workforce education grantees.

Pre-Applications

As of Wednesday June 3, 2025, Triumph Gulf Coast had received 356 Pre-Applications totaling over \$2,990,500,000 in requests. Pre-application 357 is recommended as statutorily eligible and 358 and 359 are not recommended as statutorily eligible. ***Staff recommendation of statutory eligibility does not guarantee grant funding.***

357 Okaloosa Schools, AFJROTC Aviation Training	\$500,000 Okaloosa
358 30A Elite LLC, 30A Elite Cheer & Athletic Facility	\$2,500,000 Walton
359 Tender Love & Care PPEC, PPEC and ELC Facility	\$2,000,000 Bay

Applications

As of Wednesday June 3, 2025, Triumph Gulf Coast had received 158 Applications totaling over \$1,525,000,000 in requests. *Seven Applications, not including agenda items and projects previously presented to the Board, are available for review.* New applications received:

353 Pensacola State College, Workforce Training Center	\$3,377,339 Escambia
339 Tallahassee State College, Wakulla Workforce Development	\$10,008,326 Wakulla

Triumph staff proposes that the Board authorize counsel and staff to negotiate a Grant Agreement with:

355 Florida's Great Northwest, FGNW: United Forward	up to \$4,777,000 ALL
344 Bay BOCC, Project Clear	up to \$3,750,000 Bay
356 Okaloosa BOCC, Project Opal	up to \$16,800,000 Okaloosa

Triumph staff proposes that the Board Approves a grant award agreement with:

284 City of DeFuniak Springs, City of DeFuniak Springs Airport	up to \$4,229,000 Walton
338 NWFL Beaches International Airport, Project Spinner	up to \$25,000,000 Bay
345 Wakulla BOCC, Project Safety	up to \$13,500,000 Wakulla
350 Santa Rosa Board of County Commissioners, Project Turbo	up to \$2,483,094 Santa Rosa
356 Okaloosa BOCC, Project Opal	up to \$16,800,000 Okaloosa

June 2025 Project Status Snapshot

Staff has developed a project status snapshot document to provide members with an overview of each project. This document reflects the most recent quarterly reports and/or field visits for each project

April - June 2024 Construction Report

Staff continues to review and approve construction bid documents, contracts, change orders and/or task orders for projects. Staff reviewed Grantee Annual Reports.

2025 Q1

120 City of Pensacola, Aircraft Maintenance Campus

185 City of Panama City, Industrial Complex

230 Walton School District, IT & Healthcare

240 Santa Rosa BOCC, Industrial Park East

251 Santa Rosa BOCC, Milton Interchange Park

270 NWFSC, Nursing Education Expansion

293 UWF, Nursing and Respiratory Therapy

318 Santa Rosa School District, Center for Innovation

319 Warrington Preparatory Academy, CTE Training

48 Wakulla BOCC, Emergency Communication System

			Construction	Construction	Construction	Construction		Metrics	Metrics	Metrics	Metrics
#	Grantee	Project Name	Ahead	On Track	Delayed	Completed		Ahead	On Track	Delayed	Completed
Infrastructure, Ad Valorem, Emergency Response & Promotins Grants											
43	Okaloosa County	Hwy 90 East Water and Sewer Expansion*				X					X
46	Okaloosa County	Southwest Crestview Bypass*		X					X		
48	Wakulla County	Emergency Radio System		X					N/A		
49	Panama City Port Authority	Port Panama City Eastern Terminal				X			X		
72	Santa Rosa County BOCC	Whiting Aviation Park				X					
120	City of Pensacola	Comm. Aircraft Maintenance Campus*		X					N/A		
185	City of Panama City	Panama City Industrial Complex		X					X		
190	Walton BOCC	US 331 Infrastructure*				X					N/A
191	Franklin County BOCC	Apalachicola Regional Airport Fuel System Upgrade				X			N/A		
209	Santa Rosa County BOCC	NWFL Industrial Park at I-10				X			X		
227	Panama City Port Authority	Intermodal Distribution Center Expansion				X					X
240	Santa Rosa County BOCC	Santa Rosa Industrial Park East (SRIPE)				X			N/A		
186	Gulf County Board of County Commissi	Hurricane Michael Recovery Ad Valorem Request		None							X
189	Bay County Board of County Commissi	Hurricane Michael Recovery Ad Valorem Request		None							X
213	Florida's Great Northwest (FGNW)	Education ROI Research and Marketing		None					X		
237	Port St. Joe Port Authority	Dredging of Shipping Channel		X					X		
251	Santa Rosa County BOCC	Milton Interchange Park		X					X		
259	PEDC	Project Pioneer		None					X		
258	Bay County Commission	Project Lightning Strike				X			X		
273	Bay County Commission	Project Cast		None						X	
315	City of Pensacola	American Magic		X					X		
296	NWFL Beaches Airport	Project Maple		X					X		
291	PEDC	Project Laser		X					X		
320	Visit Florida	Adventure Within Reach		None					X		
331	Santa Rosa County BOCC	Bagdad Distribution Building		N/A					X		
333	Franklin County BOCC	Emergency Radio System		N/A					X		
324	Walton BOCC	Public Safety Communications System		N/A					N/A		
Workforce/Education Grants											
29	Wakulla County School Board	Career and Technical Education Center*				X					X
69	FSU Marine Lab	Apalachicola Bay System Initiative*		X					X		
98	Walton County Sheriff/ECTC	Vocational/Technical Training Program*				X	X				
143	Bay District Schools	HVAC*				X			X		
148	Gulf District Schools	Agri-Science Program Expansion*		None						X	
153	Gulf County School District	Unmanned Systems*		None					X		
157	Franklin County School District/ABC Sch	Career and Technical Training, Phase I*				X			X		
180	Gulf County School District	WHS Welding Program*		None			X				
198	Wakulla County School Board	UAS/VSO Certification Program*		None					X		
187	Northwest Florida State College	Walton Works Training Center of Excellence*				X			X		
200	Franklin County School District	Career and Technical Training, Phase II*		None						X	
202	Gulf Coast State College - Gulf/Franklin	Tech Center for Emergency Response and Comms				X			X		
206	AMIKids Panama City Marine Institute	Unmanned and Construction Certification Program		None						X	
207	Gulf Coast State College - Gulf/Franklin	Nursing Simulation Center				X			X		
210	Gulf Coast State College	UAS Pilot Boot Camp for Exiting Military		None							X
211	Pensacola State College	Truck Driver Training Expansion		X					X		
215	Wakulla County School Board	Wakulla/Lively Tech A&P Cert Program		None					X		X
216	Northwest FL State College	Center of Aviation Excellence: Airframe & Powerplant		None			X				
217	AMIKids Pensacola Inc.	AMIKids Pensacola Workforce Development Program		None							X
221	Locklin Technical College	Hurricane Michael Skilled Labor Recovery Fund		None							X
222	Okaloosa Technical College	Hurricane Michael Skilled Labor Recovery Fund		None							X
223	Emerald Coast Technical College	Hurricane Michael Skilled Labor Recovery Fund		None							X
224	Wakulla County School Board/Lively Te	Hurricane Michael Skilled Labor Recovery Fund		None							X
228	Pensacola State College	Infrastructure and Logistics Training Fund		None							X
229	Tallahassee Community College	Infrastructure and Logistics Training Fund		None							X
230	Walton County Schools	IT & Healthcare Certification Program			X						
233	IHMC	Center for Human Healthspan, Resilience and Perform		X					X		
243	Okaloosa School District	AI Learning Institutes		None					X		
244	Bay District Schools	Thunderbird Tech Program		None						X	
246	Florida State University - Panama City	Cybersecurity and New Technologies/ASCENT		None					X		
257	Pensacola State College	Cybersecurity and IT Programs Expansion				X				X	
264	Wakulla County School Board	War Eagle Career Academy				X	X				
265	Florida State University - Panama City	FSU - PC Collegiate Lab School		None					X		
271	Okaloosa School District	Nursing Expansion		X					X		
270	Northwest FL State College	Nursing Program Expansion				X			N/A		
293	University of West Florida	Nursing Program Expansion		X					X		
297	PRIDE Enterprises	Construction Trades Training		N/A					X		
318	Santa Rosa County District Schools	Center for Innovation		X					X		
319	Warrington Prep Academy	Rocketing to the Future		X					X		
212	Florida State University	InSPIRE		X					X		
326	Okaloosa Technical College	OTC North		X					X		
282	Gulf Coast State College	Nursing Program Expansion		X					X		
317	Pensacola State College	A&P		X					X		
299	Pensacola State College	Deisel Mechanic Training		X					X		
332	Escambia County School District	J.M. Tate High School		X					X		
330	University of West Florida	Watercraft and Vessel Engineering (WAVE)		N/A					N/A		
	* 6 month COVID Extension Granted										
	N/A - Not Applicable (Metrics not due at this time)										

Construction and Contract Compliance Review for Triumph G.C. Board Meeting June 13, 2025.

The following items reflect contract, construction, quarterly reporting, site visit and review activity since April 20, 2024. This report is for the June 13, 2025, Triumph Gulf Coast Board Meeting.

#046 Okaloosa County "Southwest Crestview Bypass"

- The 2025 First Quarter Report was reviewed and acceptable to Triumph G.C.

#048 Wakulla County Emergency Communications Radio System

- Reviewed the 2025 First Quarter Report and Monthly Update Report for the Wakulla County Emergency Communications System. Wakulla County has cutover all sites to the new system and has successfully completed Functional Acceptance Testing. Coverage Acceptance Testing scheduled for May. Construction of all Communications Towers are complete. Final Project Acceptance date is scheduled for June 30, 2025. Project Risk: Motorola could potentially have to add additional Towers/Infrastructure to meet Coverage Guarantee.

#120 City of Pensacola Comm. Aircraft Maintenance Campus- Project Titan

- The 2025 First Quarter Report was reviewed and acceptable to Triumph G.C.
- Roy Anderson, Corp. (Design-Builder) requested release of retainage on the Design Line items on their billing for Hangar 3. The project is only about 20% complete and only civil, structural, and some utility rough-in work is ongoing. Very little of the Roy Anderson Corp. "architectural design" work in place has been installed or accomplished. Recommend not approving allowing reducing retainage for design at this time.
- Reviewed Apron and Taxiway 'A' Extension- Technical Specifications, 100% Design Development Drawings dated May 2025, Engineer's Opinion of Probable Cost, Construction Safety and Phasing Plan, and Contract Forms, including Bid Schedule, Proposal Form, Invitation to Bid, and Sample Agreement. The submitted documents appear thorough and complete, and acceptable to Triumph.
- Reviewed Site Work Change Order #5 (Five) from Roy Anderson, Corp. (Design-Builder). Scope of Change Order includes Task-1 removal and replacement of additional unsuitable materials located during Geotechnical Survey dated April 3rd, 2025 around Building Footprint (Hangar 3). Task-2 is Density Testing to be performed by Nova Engineering & Environmental after completion of Task-1. This Change Order amount is \$212,350 and is based on actual cost plus 10% Design-Builder Fee. There is no change in Contract time under this C.O. and any unused dollars will result in a deductive change order. AtkinsRealis, Design Criteria Architect. has provided a Letter

of Recommendation. The submitted documents appear thorough and complete, and acceptable to Triumph.

#185 City of Panama City/Eastern Shipbuilding Group

- The 2025 First Quarter Report was reviewed and acceptable to Triumph G.C. The "Fender and Bumper Project" Substantial Completion Date has been delayed from May 2025 until June 2025. The "USCG Offshore Patrol Cutter Project" is in the process of Constructing OPC #1, #2, #3, and #4. Both Offshore Patrol Cutter #1 and OffShore Patrol Cutter #2 are on schedule with their respective Delivery and Launch Dates.

#230 WCSD- Magnet Innovation Center- ECTC Nursing Project

- Reviewed the Certificate of Occupancy from the Walton County Building Department for the new construction/addition of Building #600, ECTC Healthcare Building. Site visit occurred on 5/28/2025. The facility is in use, classes and student testing were ongoing during the visit. Renovations to Building #400 are ongoing with Childers Const. onsite.
- The 2025 First Quarter Report was reviewed and acceptable to Triumph G.C.

#240 Santa Rosa County BOCC "Industrial Park-East"

- Site visit occurred on 5/28/2025. The entrance, roadways, stormwater ponds, and infrastructure are complete. PSC Diesel Maintenance Training Facility (Project #299) will break ground in the Park in the next month.
- The 2025 First Quarter Report was reviewed and acceptable to Triumph G.C.

251 Santa Rosa County BOCC "Milton Interchange Park"

- The 2025 First Quarter Report was reviewed and acceptable to Triumph G.C. Roberson Underground Utility (Contractor) is progressing smoothly and on schedule. The Roadway Work on Cornfield Way and Business Street has been cleared and roughly graded, larger Pond "B" is substantially completed, Pond "A" is 50% completed. The entirety of the gravity sewer system has been completed throughout the site and Stormwater System Construction has begun.

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#270 NWFSC Nursing Education Project

- Reviewed contractor Amendments #14 and #15, the design documents for the Elevator OO2 Shaft Mods. (Amend. #15) and letter of recommendation, explanation and justification from project architect, Goodwyn Mills Cawood, Inc., and the submitted Structural Design Drawings for Amendments #12 and #14 for installing Elevator #2 in Building 420 - Allied Health & Nursing. The signed and sealed

structural design documents appear acceptable for the intended purpose. Goodwyn Mills Cawood recommendation letter appears acceptable to Triumph G.C.

- The 2025 First Quarter Report was reviewed and acceptable to Triumph G.C. A Temporary Certificate of Occupancy was issued with a scheduled Substantial Completion Date of May 8th, 2025. Included were photos showing various stages of completed construction.
- A site visit occurred on 5/28/2025. Construction is now complete with a few punch list items remaining. Medical equipment, simulators, dummies and instructional/electronic hardware are being installed.

#282 Gulf Coast State College Nursing & Healthcare Expansion

- The 2025 First Quarter Report was reviewed and acceptable to Triumph. The Capital Planning Facilities Committee selected DAG Architects, Inc. from Pensacola as Architect of Record for the project. Development of Educational Specifications and Schematic Design including Site Plan, Floor Plans and Interior Elevations began on January 9th, 2025 and is progressing smoothly and on-schedule.

#293 UWF-Nursing and Respiratory Therapy

- Reviewed the 2025 First Quarter Construction Status Report. Renovations for the Nursing Building #37 under DAG Architects and Joy Gordon Construction are moving forward. Demolition is complete, metal stud framing finished, Plumbing/Electrical Rough-Ins, door and window frames installed with drywall installation underway.

#299 PSC Diesel Maintenance Facility

- Reviewed the 95% Drawings and Specifications for the PSC Diesel Maintenance Building. The submitted 95% documents appear acceptable to Triumph. The signed and sealed, completed Construction Documents, and the Owner and Architect Agreement with the RFQ advertisement/public notice and architecture selection process with ranking, or continuing service contract with Architect in compliance with Florida Statutes were requested.
- Reviewed the advertisement /notice of the RFQ and the RFQ for the At-Risk Construction Management Services, the list, and selection ranking of firms submitting.
- Reviewed the architect selection for the Truck Driver Training Facility, selecting Bullock Tice Assoc., now Grace Herbert Curtis Architects. Grace Herbert Curtis Architects was selected as the architect under the reuse of design plans allowed by Florida Statutes, for the new PSC Diesel Maintenance Facility.

#315 City of Pensacola-American Magic Project

- Reviewed the Construction Documents, Civil Drawings and the 95% Project Manual Specifications. Requested missing Table of Contents from project manual.
- Reviewed revised, corrected, Project Manual Specifications. Appears complete, and acceptable to Triumph.
- Reviewed the RFQ for Construction Manager at Risk (CMaR) published by the City of Pensacola, the Evaluation and Ranking score sheet by selection committee, and the Draft Construction Manager at Risk (CMaR) Contract between the City of Pensacola and Greenhut Construction. The RFQ, the selection process and evaluation, and the draft contract agreement appear compliant with Florida Statutes and acceptable to Triumph.
- The 2025 First Quarter Report was reviewed and acceptable to Triumph.

#318 Santa Rosa Center for Innovation

- Reviewed the bid award to Joy Gordon. The Contract Agreement appears acceptable to Triumph with the addition of the Exhibits to the Contract Agreement.
- The 1st Quarter, 2025, Construction Status Report was reviewed. The Project has moved into the Construction Phase. The Construction Notice-to-Proceed was issued April 30th, 2025, with a Substantial Completion Date of December 4th, 2025 (218 days). The report appears acceptable to Triumph.

#324 Walton County Radios

- Reviewed the P25 System Purchase Agreement Between the Walton Co. Sheriff's Office (WCSO) and Williams Communication Inc. (WCI), WCI Proposal and Addendum, Coverage Maps, Microwave Path Report, Responsibility Matrix, Project Pricing, Project Schedule, consulting service proposal from Omnicom Consulting Group and Agreement with Walton County Sheriff's Office for Walton County P-25 Compliant Radio System. Williams Communication was the only respondent to the RFQ and Walton County entered an Agreement with WCI.

#326 Okaloosa County School District, Okaloosa Tech College.

- Reviewed corrected OTC Interior Renovation Contract Document Drawings dated 1-17-2025. The Contract Documents Project Manual-Specifications and the engagement agreement/ scope of services between Jacobs/Titan and Caldwell Assoc. Architects were requested.
- Reviewed the Contract Documents Project Manual-Specifications and the engagement agreement/ scope of services between Jacobs/Titan and Caldwell Assoc. Architects to complete Triumph review for approval to proceed.
- At Triumph Staff request, provided an overview of the Total Project Management Services (TPM) being used by the District for this project. This TPM is an

exception to the project delivery system located in the Education Facilities state Statutes, it is not included in the Construction and Architecture / Engineering delivery section of State Statutes. All of the work goes through the TPM entity, Jacobs/Titan, with a significant mark up of costs. There is no independent 3rd party representing the owner or Triumph through the construction process, the Architect is contracted to the TPM. It appears there is no defined or mark-up limit allowed Jacobs / L-3, A Joint Venture, (now Jacobs / Titan) in the "*Agreement for Total Project Management Services between the School Board of Okaloosa County FL and Jacobs / L-3, A Joint Venture*", dated Nov. 13, 2018.

- Triumph staff requested future Okaloosa Schools Triumph projects be bid following more often used state statutes.

#333 Franklin County BOCC First Responder Communications System

- Reviewed the revised draft RFQ/ invitation to bid for First Responder Radio Communications System Consultant Services solicitation by Franklin County. I Recommended final edits. Grantee to upload the final RFQ when it is advertised.

#356 Project Opal- Okaloosa County

- Reviewed the RFQ for Procurement RFQ 44-25, Planning and Design Services for Project Opal, General Conditions including draft Response Document forms and draft Agreement Between Okaloosa County FL and engineering firm forms. The documents appear to comply with Chapter 87.055, Florida Statutes and standard Triumph grant conditions and requirements.
- Reviewed the edited and revised RFQ for Procurement RFQ 44-25, Planning and Design Services for Project Opal and General Conditions including draft Response Document, to be issued April 25, 2025. The RFQ appears complete, well presented, and in compliance with Florida Statutes and standard Triumph grant conditions and requirements. Minor edits recommended.
- Reviewed the RFQ for Planning and Design Services for Project Opal, the RFQ Response and Statement of Qualifications from Avcon, Inc., the Draft Agreement Between Okaloosa County, FL and Avcon, Inc., and Task Order 1 and 2 (Scope of Services). The submitted documents appear compliant with Florida Statutes and Triumph grant conditions and requirements. The selection committee ranking of firms submitting response to the RFQ/ Statement of Qualifications were requested to complete Triumph's review.